

B STUDENT HOUSING TRENDS

2018 TO 2019 SCHOOL YEAR

EXECUTIVE SUMMARY

Boston has more than 150,000 undergraduate and graduate students, excluding those studying at community colleges. This large number of students places enormous strain on the city's residential housing market and contributes to higher housing costs for Boston's workforce. In *Housing a Changing City: Boston 2030*, the Walsh Administration outlined three goals to combat this issue:

1. Create 18,500 new dormitory beds by the end of 2030.¹
2. Reduce the number of undergraduates living off-campus by 50 percent.²
3. Ensure that all students reside in safe and suitable housing.

1 The City's 18,500 dorm-bed goal includes 16,000 beds for undergraduates and 2,500 for graduates.

2 In *Housing a Changing City: Boston 2030*, the gross off-campus count was 20,600. Given data revisions and the addition of six new schools added to the original 2013 dataset, this number has been revised to 25,508. This would mean the gross off-campus count needs to drop to 12,754 or lower to meet this goal.



The **Annual Student Housing Report** provides an overview of the trends in student housing and the impact they have on the local housing market. Boston-based colleges and universities submit University Accountability Reports, which provide student-related data and are the basis of this report.³ Among the key findings are:

- Total student enrollment was 150,113 in 2019, an increase of just over 5,300 (3.7 percent) since 2013. This is 300 fewer students than last year.
- The growth in graduate student enrollment continues to outpace undergraduate enrollment. Graduate enrollment has grown by 10.5 percent since 2013, while undergraduate enrollment has declined by 0.1 percent.
- Although enrollment has remained stagnant since 2013, the number of undergraduate students housed on-campus has increased by just over 4,000 students (10 percent).
- Boston-based higher education institutions house 62.8 percent of full-time undergraduate students on campus.
- Almost 36,300 students live in Boston private housing stock. This number has decreased by over 1,100 since last year. Slightly over 19,000 of these students are undergraduates.
- More than 6,100 undergraduate dorm-beds were built between 2014 and 2019. Over 1,100 were built in 2019.
- Over 500 net dorm-beds (total new dorm-beds factoring in demolitions) are currently under review.
- Just over 10,500 net dorm-beds need to be built for the city to reach its 18,500 dorm-bed goal.

Despite significant progress, challenges remain. Over 17,500 students currently occupy private single-family, two-family, or three-family homes and condominiums within the city. Every unit inhabited by students shrinks the pool of housing available for Boston's workforce. This increases the pressure on Boston's supply of unsubsidized middle-income housing.

³ As required by Boston's University Accountability ordinance, all Boston-based universities and colleges must submit a report to the City each year providing detailed data on the students enrolled in their school, including data on whether they are living on-campus or off-campus.



ENROLLMENT TRENDS

Using data from the 2013 fall semester, the 2014 *Housing a Changing City: Boston 2030* comprehensive housing plan established the baseline as Boston's student housing report. Since 2013, overall enrollment has been trending upward at Boston's colleges and universities, peaking in 2018 at 150,415 students.

Total enrollment has increased by 5,321 students (3.7 percent) since 2013, a 0.61 percent annual growth rate. This rate is below the 1.4 percent yearly rate of growth seen from 1995–2010.⁴ The enrollment increase is primarily led by graduate students, which grew by just over 5,400 students (10.5 percent) since 2013. Undergraduate student enrollment has remained virtually stagnant. Since 2013, it has decreased by just 91 students (0.1 percent) (see **Appendix Table B1**).

It is estimated that growth in graduate enrollment has been rapidly outpacing any growth in undergraduate enrollment since approximately 1995. Graduate housing remains in short supply.⁵ On-campus housing is typically very limited for graduate students; it is estimated that 60 percent of them reside in private housing. Boston University and Northeastern University account for half of the graduate students living in private housing.

Between 2013 and 2019, Northeastern grew by slightly more than 6,300 students (24.1 percent). Nearly 5,300 (84 percent) were graduate students. Northeastern's growth accounts for much of the increase in Boston's student population, which otherwise would have declined by just over 1,000 students (1 percent), due to stagnant undergraduate student enrollment growth and school mergers.

4 Refer to Boston 2030, page 75. Total percentage growth from 1995–2010 was 21 percent, or 1.4 percent per year.

5 Refer to Boston 2030, page 76.



Table 1, on the next page, provides a breakdown of the total enrollment figures for each school.

In 2016, Tufts University acquired the School of the Museum of Fine Arts and Berklee College of Music acquired Boston Conservatory. In 2018 Boston University acquired Wheelock College. All schools are reported separately until 2018. Due to these mergers, in **Table 1**, the three acquired colleges show no students in the 2018 and 2019 columns.

Between 2018 and 2019, enrollment decreased by 302 undergraduate students (0.2 percent), the second reported decline since the City of Boston started reporting this data. Over the past year, only Northeastern has had significant enrollment growth, increasing by just over 1,100 students (3.6 percent). This is a smaller increase than their previous year-over-year growth of 4.3 percent. Enrollment declined at both Boston University and the University of Massachusetts Boston, by 695 and 649 students, respectively.

Notable national trends impacting the education sector such as declining undergraduate enrollment, falling birth rates, rising operation costs, and school closures all impact Boston.⁶

Enrollments will likely continue to decline unless higher education institutions increase their graduate program capacity or attract international and out-of-state students. This decline in undergraduate enrollment provides the city with an opportunity to quickly reduce the dorm-bed gap, which is discussed in the new on-campus housing section of this report.

Note: Larger versions of the figures and charts in this report may be viewed by clicking on them.

⁶ Refer to the Boston Economy 2019 Report by the Boston Planning and Development Agency (BPDA), pages 39-54.



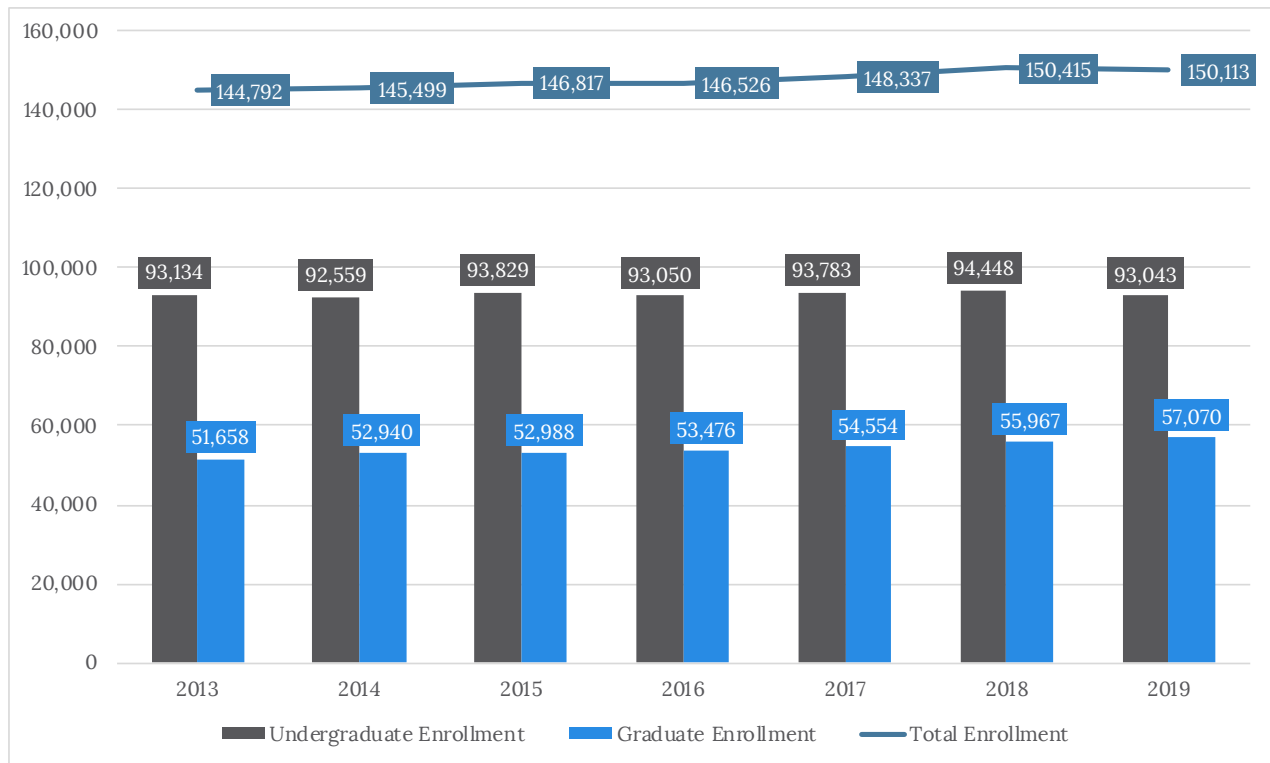
Table 1: Total Enrollment Change by School, 2013-2019⁷

Institution Name	Total Enrollment Counts			Change 2013-2019		Change 2018-2019	
	2013 (Base Year)	2018	2019	Count	Percentage	Count	Percentage
Bay State College	1,098	567	442	(656)	-59.7%	(125)	-22.0%
Benjamin Franklin Institute of Technology	463	554	529	66	14.3%	(25)	-4.5%
Berklee College of Music	4,519	5,402	5,388	869	19.2%	(14)	-0.3%
Boston Architectural College	725	590	634	(91)	-12.5%	44	7.5%
Boston Baptist College	96	76	65	(31)	-32.3%	(11)	-14.5%
Boston College	13,525	14,107	14,171	646	4.8%	64	0.5%
Boston Conservatory (Merged with Berklee)	774	0	0	(774)	-100.0%	0	N/A
Boston University	27,508	30,118	29,423	1,915	7.0%	(695)	-2.3%
Emerson College	4,523	4,560	4,934	411	9.1%	374	8.2%
Emmanuel College	2,320	2,102	2,119	(201)	-8.7%	17	0.8%
Fisher College	978	889	851	(127)	-13.0%	(38)	-4.3%
Harvard University	3,830	3,970	4,101	271	7.1%	131	3.3%
Massachusetts College of Art and Design (MassArt)	1,910	1,872	1,908	(2)	-0.1%	36	1.9%
Massachusetts College of Pharmacy and Health Sciences (MCPHS)	4,469	4,448	4,323	(146)	-3.3%	(125)	-2.8%
Massachusetts Institute of Technology	11,301	11,558	11,387	86	0.8%	(171)	-1.5%
MGH Institute of Health Professions	1,302	1,615	1,609	307	23.6%	(6)	-0.4%
New England College of Optometry	502	521	540	38	7.6%	19	3.6%
New England Conservatory of Music	812	838	843	31	3.8%	5	0.6%
New England Law Boston	964	542	696	(268)	-27.8%	154	28.4%
Northeastern University	26,437	31,666	32,798	6,361	24.1%	1,132	3.6%
School of Museum of Fine Arts (Merged with Tufts)	651	0	0	(651)	-100.0%	0	N/A
SHOWA Institute	263	252	236	(27)	-10.3%	(16)	-6.3%
Simmons University	3,972	3,440	3,360	(612)	-15.4%	(80)	-2.3%
St. John Seminary	192	148	90	(102)	-53.1%	(58)	39.2%
Suffolk University	8,437	6,970	6,825	(1,612)	-19.1%	(145)	-2.1%
Tufts University	2,632	3,148	3,213	581	22.1%	65	2.1%
University of Massachusetts Boston	14,547	15,192	14,543	(4)	0.0%	(649)	-4.3%
Urban College Boston	767	874	750	(17)	-2.2%	(124)	-14.2%
Wentworth Institute of Technology	3,952	4,396	4,335	383	9.7%	(61)	-1.4%
Wheelock College (Merged with Boston University)	1,323	0	0	(1,323)	-100.0%	0	N/A
Total Enrollment	144,792	150,415	150,113	5,321	3.7%	(302)	-0.2%

⁷ Enrollment figures in this report exclude students in community colleges, online programs, and satellite campuses outside of Boston. Total enrollment includes both full-time and part-time students.



Figure 1: Undergraduate, Graduate, and Total Enrollment, 2013-2019

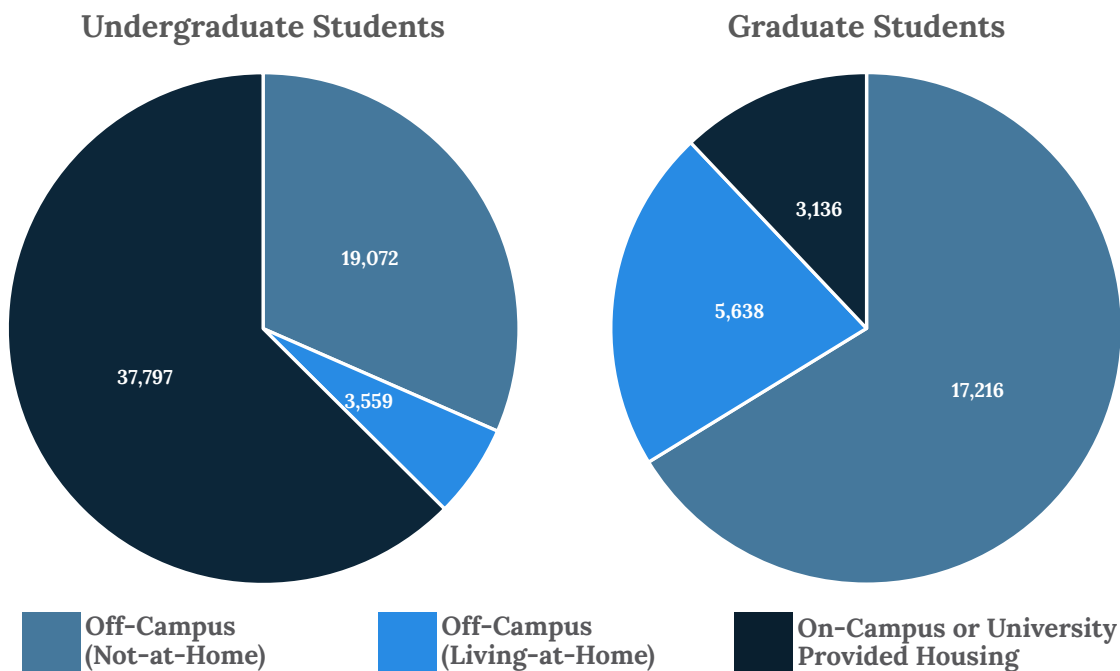


STUDENT HOUSING IN GREATER BOSTON: ON-CAMPUS AND OFF-CAMPUS

This section reviews the number of students at Boston-based colleges and universities living on-campus and off-campus both inside and outside of the city. Nearly 52,000 students (**Table 1**) are housed on-campus or in university-provided housing (46,152 undergraduates and 5,804 graduates, **Figure 2**).

Approximately 99,500 students (66 percent) reside off-campus, with nearly an equal number of undergraduate and graduate students. Two-thirds of students living off-campus do not live in the home they resided in before they began their studies (**Table 2**). The remaining one-third of students living off campus reside in the home they lived in before beginning their studies or are enrolled in a study abroad or co-op program. They currently have little impact on the private housing market (see **Table 2** on the next page).

Figure 2: Students by Housing Categories and Degree Level In Greater Boston, 2019⁸



8 Excludes uncategorized students, which are shown in Table 2.



Table 2: Students by Housing Categories and Degree Level In Greater Boston, 2019

Living Arrangement	Undergraduate Students	Graduate Students	Total	Percentage of Total
On-Campus or University-Provided Housing	46,152	5,804	51,956	34.6%
Off-Campus (Living-at-Home)	16,237	17,106	33,343	22.2%
Off-Campus (Not-at-Home)	30,187	33,324	63,511	42.3%
Non-Categorized	494	809	1,303	0.9%
Total	93,070	57,043	150,113	100.0%

The first category in **Table 2**, *students residing on-campus or in university-managed housing*, refers to students living in housing provided by their college or university. The bulk of these students reside on-campus in properties owned by the institution, while a small portion reside off-campus in leased housing that is actively managed by the college or university. Students in these two categories have little impact on the private housing market.

The *off-campus (living-at-home)* category refers to students who lived in their housing unit before they began their studies. For undergraduates, this typically consists of students who live with a parent or guardian. Provided that their institution has accurately categorized them in this group, these students have little impact on the private housing market. Students studying abroad or completing co-op programs outside of Boston are also included in this category.

The *off-campus (not-at-home)* category refers to students who primarily enter the private housing market to study at a Boston area college or university. Students in this category have a significant impact on the private housing market, as they directly compete with the city's workforce and other residents for housing.



The number of undergraduate students residing on-campus has grown by just over 4,000 (10 percent) since 2013, as shown in **Figure 3**. This increase is a result of the 3,989 net dorm-beds constructed since 2014.

Figure 3: Undergraduate Students Residing On-Campus 2013-2019 (Totals Rounded to Nearest Hundred)

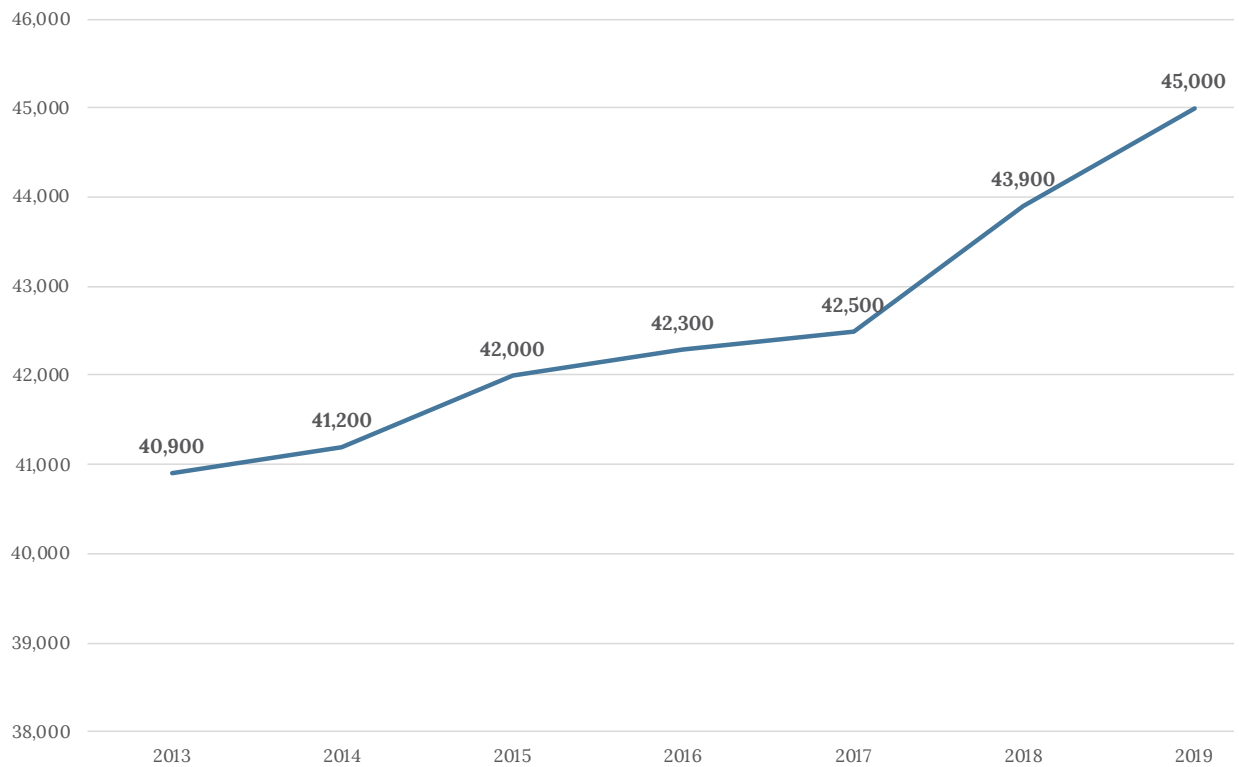


Table 3, on the next page, provides the number of full-time undergraduate students housed on- and off-campus by school. Overall, 63.1 percent of full-time undergraduates are housed on-campus, up from 62.8 percent since 2018. Among the schools with full-time undergraduate student populations of more than 5,000, Boston College houses 84.8 percent of students on campus, Boston University houses 72 percent, Northeastern houses 62.9 percent, and UMass Boston houses 15.4 percent.

Among schools with 1,000 to 5,000 full-time undergraduate students, Massachusetts Institute of Technology houses 86.6 percent of students, Emmanuel College houses 88.6 percent, and Emerson College houses 92.8 percent. Berklee College of Music houses 32.8 percent and Massachusetts College of Pharmacy and Health Sciences houses 30.1 percent.

While not all of these institutions are located within the city limits, students from these institutions may seek housing in Boston, and some schools straddle or border the city limits. Dorms that are constructed outside of Boston will help reduce the student demand for private market housing in Boston. Municipalities immediately adjacent to Boston like Cambridge, Somerville, and Brookline are home to a significant number of students. Student housing is a regional issue.



Table 3: Full-Time Undergraduates Housed by School (Greater Boston), 2019⁹

Institution Name	Full-Time Students	Students Provided Housing by School		Students Not in Need of Housing		Off-Campus (Not-at-Home)	Percentage of Students Provided Housing by School
		University-Owned Housing	University-Managed Housing	Off-Campus (Living-at-Home)	Study Abroad/Co-op		
Bay State College	348	33	0	236	1	78	29.7%
Benjamin Franklin Institute of Technology	499	0	0	162	0	337	0.0%
Berklee College of Music	4,824	1,406	0	97	133	3,188	30.6%
Boston Architectural College	259	17	0	24	0	217	7.2%
Boston Baptist College	34	29	0	2	0	4	90.6%
Boston College	9,370	7,503	0	200	322	1,345	84.8%
Boston University	17,127	11,352	0	916	448	4,411	72.0%
Emerson College	3,843	2,678	0	958	0	183	92.8%
Emmanuel College	1,985	1,369	95	317	16	184	88.6%
Fisher College	648	337	0	262	0	56	87.3%
Harvard University**	0	0	0	0	0	0	N/A
MassArt	1,734	814	0	180	0	739	52.4%
MCPHS	2,608	713	0	243	0	1,672	30.1%
Massachusetts Institute of Technology	4,502	3,370	508	15	11	139	86.6%
MGH Institute of Health Professions*	179	0	0	179	0	0	N/A
New England College of Optometry	0	0	0	0	0	0	N/A
New England Conservatory of Music	464	237	0	227	0	0	100.0%
New England Law Boston	0	0	0	0	0	0	N/A
Northeastern University	18,792	8,868	569	1,715	2,085	5,555	62.9%
SHOWA Institute	236	236	0	0	0	0	100.0%
Simmons University	1,612	1,074	0	14	0	524	67.2%
St. John Seminary	23	16	0	0	0	7	69.6%
Suffolk University	4,713	1,530	0	1,392	29	1,762	46.5%
Tufts University**	295	212	0	29	10	44	82.8%
University of Massachusetts Boston	9,918	1,049	0	3,121	0	5,748	15.4%
Urban College Boston	41	0	0	3	0	38	0.0%
Wentworth Institute of Technology**	3,892	2,069	0	1,197	0	626	76.8%
Total	87,946	44,912	1,172	11,489	3,055	26,857	62.8%
Part-Timers (All Schools)	5,097	84	6	1,680	13	3,330	N/A
Grand Total	93,043	44,974	1,178	13,169	3,068	30,187	N/A

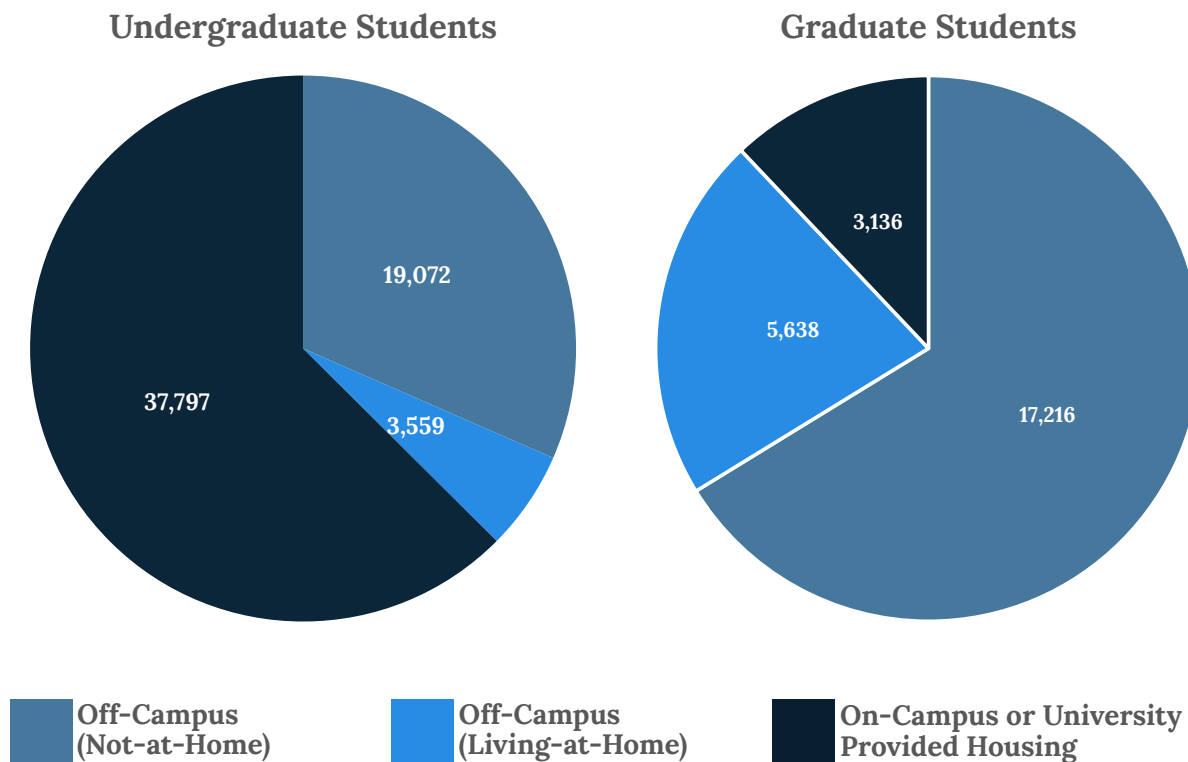
9 Table 3 calculates the percentage of students housed for the entire enrolled undergraduate (full-time) population, not just Boston. Part-time students are excluded from the calculation. MGH Institute of Health Professions is identified with *, as the school did not distinguish between students residing off-campus, living-at-home, and off-campus, not-at-home. Benjamin Franklin, MGH, and Urban College do not own any buildings in Boston used to house students. Schools with ** include the data for only their Boston-based programs. The formula for the percentage of students provided housing by school is: Students Provided Housing by the School / (Enrollment - Students Not In Need of Housing). For some schools, the number of students provided housing and the number of students that live off-campus in this table does not equal the number of students enrolled, as some addresses were suppressed for privacy reasons. These addresses are categorized as “other” and not shown in this table. Refer to Table 2.



STUDENTS LIVING OFF-CAMPUS WITHIN THE CITY OF BOSTON

The student population in Boston includes just under 41,000 students (47 percent) living on campus or in university-provided housing and just over 46,600 students (53 percent) living off campus (see **Table 4** on the next page). The population residing on campus and in university-managed housing is primarily composed of undergraduate students (37,797, or 92 percent), while the off-campus population is evenly split between undergraduates (23,681, or 51 percent) and graduates (22,963, or 49 percent).

Figure 4: Students by General Housing Categories and Degree Level In Boston, 2019¹⁰



¹⁰ Excludes uncategorized students, which are shown in Table 2.



Table 4: Students by Housing Type and Degree Level In Boston, 2019

Living Arrangement	Undergraduate Students	Graduate Students	Total	Percentage of Total
On-Campus or University-Provided Housing	37,797	3,136	40,933	47.4%
Off-Campus (Living-at-Home)	3,559	5,638	9,197	10.6%
Off-Campus (Not-at-Home)	19,072	17,216	36,288	42.0%
Total	60,428	25,990	86,418	100.0%

As of this report, 19,072 undergraduate students and 17,200 graduate students, a total of 36,288 students, are living in private housing. In the past year, the number of students living in private housing decreased by close to 1,000.

Table 5, on the next page, shows the number of undergraduates reported to be living in private housing in 2018 and 2019. Overall, the number of undergraduate students in private housing has decreased by over 1,150. This decrease is led by Northeastern University, which saw a drop of 659 after the opening of a new dormitory. UMass Boston saw a decrease of close to 300, in part due to an enrollment decline.



Table 5: Undergraduate Students Living Off-Campus (Not-at-Home) In Boston¹¹

Institution	2018	2019	2019 to 2019 Change	2018 to 2019 Percentage Change
Bay State College	62	60	(2)	-3%
Benjamin Franklin Institute of Technology	170	191	21	12%
Berklee College of Music	3,156	3,113	(43)	-1%
Boston Architectural College	80	73	(7)	-9%
Boston Baptist College	0	0	0	N/A
Boston College	1,082	1,111	29	3%
Boston Conservatory (Merged with Berklee)	0	0	0	N/A
Boston University	3,221	3,314	93	3%
Emerson College	211	68	(143)	-68%
Emmanuel College	146	156	10	7%
Fisher College	96	37	(59)	-61%
Harvard University	0	0	0	N/A
MassArt	265	361	96	36%
MCPHS	890	817	(73)	-8%
Massachusetts Institute of Technology	66	39	(27)	-41%
MGH Institute of Health Professions	0	0	0	N/A
New England College of Optometry	0	0	0	N/A
New England Conservatory of Music	0	0	0	N/A
New England Law Boston	0	0	0	N/A
Northeastern University	5,519	4,860	(659)	-12%
School of Museum of Fine Arts (Merged with Tufts)	0	0	0	N/A
SHOWA Institute	0	0	0	N/A
Simmons University	158	150	(8)	-5%
St. John Seminary	1	2	1	N/A
Suffolk University	1,491	1,388	(103)	-7%
Tufts University (Boston Programs)	33	21	(12)	N/A
University of Massachusetts Boston	2,760	2,464	(296)	-11%
Urban College of Boston	344	368	24	7%
Wentworth Institute of Technology	476	479	1	0%
Wheelock College (Merged with Boston University)	0	0	0	N/A
Total	20,229	19,072	(1,157)	-6%

¹¹ This table includes both full-time and part-time students. The 2018 counts for Benjamin Franklin Institute of Technology and Urban College have been revised, impacting the total count.



In the past year, the graduate students living in private housing has remained stable, rising by only 23 students (**Table 6**) despite an enrollment increase of over 1,100 (2 percent). Only Northeastern had an increase of more than 100 students.

Table 6: Graduate Students Living Off-Campus (Not-At-Home)

In Boston^{12,13}

Institution	2018	2019	2019 to 2018 Change	2018 to 2019 Percentage Change
Bay State College	0	0	0	N/A
Benjamin Franklin Institute of Technology	0	0	0	N/A
Berklee College of Music	205	183	(22)	-11%
Boston Architectural College	76	95	19	25%
Boston Baptist College	0	0	0	N/A
Boston College	878	894	16	2%
Boston Conservatory (Merged with Berklee)	0	0	0	N/A
Boston University	5,065	5,058	(7)	0%
Emerson College	100	66	(34)	-34%
Emmanuel College	0	0	0	N/A
Fisher College	4	3	(1)	N/A
Harvard University	464	463	(1)	N/A
MassArt	22	40	18	82%
MCPHS	877	899	22	3%
Massachusetts Institute of Technology	479	393	(86)	-18%
MGH Institute of Health Professions	0	0	0	N/A
New England College of Optometry	0	0	0	N/A
New England Conservatory of Music	0	0	0	N/A
New England Law Boston	0	0	0	N/A
Northeastern University	5,698	5,837	139	2%
School of Museum of Fine Arts (Merged with Tufts)	0	0	0	N/A
SHOWA Institute	0	0	0	N/A
Simmons University	419	400	(19)	-5%
St. John Seminary	9	7	(2)	N/A
Suffolk University	506	557	51	10%
Tufts University (Boston Programs)	1,566	1,586	20	1%
University of Massachusetts Boston	794	711	(83)	-10%
Urban College of Boston	0	0	0	N/A
Wentworth Institute of Technology	31	24	(7)	-23%
Wheelock College (Merged with Boston University)	0	0	0	N/A
Total	17,193	17,216	23	0%

12 Ibid

13 MGH, New England College of Optometry, New England Conservatory of Music, and New England Law of Boston did not distinguish between the off-campus subgroups, but their students are not included in this table, as they most likely would be categorized as “living-at-home.”



OFF-CAMPUS STUDENTS HOUSING BY NEIGHBORHOOD

Table 7 shows the distribution of undergraduate and graduate students by neighborhood, using zip codes as a proxy.¹⁴ Using zip codes allows us to hone in on sub-neighborhoods, such as Mission Hill, Uphams Corner, and Columbia Point. As in previous years, the zip codes for Allston, Brighton, Fenway, Kenmore, Longwood Medical Area, and Mission Hill continue to have the largest populations of students living off campus.

The top five zip codes represent 64 percent of the students living in private housing market units. The next five zip codes represent 22 percent of all student addresses. The remaining 14 percent of students are scattered across other zip codes.

Table 7: Off-Campus (Not-at-Home) Students by Zip Codes

Neighborhood by Zip Code	Undergraduate Students	Graduate Students	All Students	Percentage of All Students	Percentage of Tier/Group
02115: Fenway/Kenmore	3,258	1,715	4,973	13.9%	64%
02215: Longwood/Mission Hill/Fenway	2,737	2,109	4,846	13.5%	
02120: Mission Hill	2,950	1,743	4,693	13.1%	
02134: Allston	2,254	2,394	4,648	13.0%	
02135: Brighton	1,692	2,189	3,881	10.8%	
02118: South End	663	1,174	1,837	5.1%	22%
02130: Jamaica Plain	551	1,004	1,555	4.3%	
02125: Uphams Corner/Columbia Point	1,003	548	1,551	4.3%	
02119: Roxbury	640	487	1,127	3.2%	
02128: East Boston	665	309	974	2.7%	
02111: Chinatown	379	549	928	2.6%	7%
02116: Back Bay	362	469	831	2.3%	
02114: Beacon Hill/West End	254	364	618	1.7%	
02124: Dorchester	342	130	472	1.3%	
02127: South Boston	145	311	456	1.3%	
02113: North End	209	155	364	1.0%	4%
02131: Roslindale	177	133	310	0.9%	
02122: Bowdoin	210	92	302	0.8%	
02136: Hyde Park	189	48	237	0.7%	
02121: Dorchester	180	54	234	0.7%	
Other	538	397	935	2.6%	3%
Total Zip Codes	19,398	16,374	35,772	100%	100%

¹⁴ Based on geocoded off-campus addresses obtained from Fall 2019 University Accountability Reports. While these are mostly students in the private housing market, totals may include some addresses for students' living-at-home. These figures include both full-time and part-time students.



OFF-CAMPUS STUDENTS HOUSING BY PROPERTY TYPE

This section focuses on the types of properties occupied by undergraduate and graduate students. Nearly half of the students living off campus in Boston, 17,517, live in condominiums or rental properties with one to three units. These students are primarily undergraduates. They place particular pressure on the private housing market because these rental properties were built for the workforce and the condominiums are generally intended to be owner-occupied. In some cases, students are living in condominiums purchased by their parents or rented to them by investor-owners. Graduate students tend to live in properties with more than four units, particularly mid- and high-rise buildings.

Table 8: Students Living Off-Campus by Housing Type¹⁵

	Property Type	2018 Student Count	Percentage of Addresses
Undergraduate Students	Small Properties (1-3 units)	6,390	32%
	Condominiums	3,763	19%
	Apartment Buildings (4 units or more)	4,844	24%
	Mixed-Use Properties	4,005	20%
	Other Properties	908	5%
Graduate Students	Small Properties (1-3 units)	3,702	21%
	Condominiums	3,662	21%
	Apartment Buildings (4 units or more)	5,236	30%
	Mixed-Use Properties	3,859	22%
	Other Properties	1,059	6%
All Students	Small Properties (1-3 units)	10,092	27%
	Condominiums	7,425	20%
	Apartment Buildings (4 units or more)	10,080	27%
	Mixed-Use Properties	7,864	20%
	Other Properties	1,867	5%

¹⁵ Based on geocoded Off-Campus addresses obtained from Fall 2019 University Accountability Reports. Property categories are based on the Massachusetts Property Classification System Occupancy Codes. “3 Unit or Less” refers to residential properties: single-family (code 101), 2-Family (code 104) and 3-Family (code 105). The Condominium category (code 102/995) counts instances in which a condo exists, irrespective of whether the condo is located in a house or apartment building. For example, condos in a three-unit building are reported as condos, not as a 3-family. Apartments (non-subsidized, co-ops or group quarters (e.g. group quarters) are buildings with 4+ units (codes 111-114 and 120) and are just residential. Mixed-use properties are buildings with multiple uses such as residential, commercial, condo, or office (codes 10-31). These figures include both full-time and part-time students.



NEW ON-CAMPUS HOUSING

From 2011 to 2019, an average of 723 dorm-beds were permitted each year. To meet the goal of creating 18,500 additional dorm-beds by the end of 2030, the city needs to authorize an average pace of 1,288 dorm-beds per year between 2020 and 2027. This pace is 44 percent faster than during the previous eight years.¹⁶

The city is halfway towards their 2030 dorm-bed creation goal. The dorm-beds built and in planned production total over 11,000 dorm-beds. Of this number, 6,141 have already been constructed, 2,355 are in large project review, and 2,731 are future commitments in the pipeline (Table 8).¹⁷ After including demolitions, the net is just under 8,000, or 43 percent of the total goal.

Table 9: Current Progress on Goal of Producing 18,500 New Dorm Bed¹⁸

Goal	Number of Beds	Percentage of Total
Beds Built From 2014-2019	6,141	33%
Currently Under or Soon to be Under Construction	0	0%
In Large Project Review	2,355	13%
Pipeline (Future Commitments)	2,731	15%
Total Built and Planned Production	11,227	61%
Demolitions from 2014-2019	-1,196	-6%
Planned Demolitions	-2,044	-11%
Net Built and Planned Production	7,987	43%
Beds Left to Create	10,513	57%

¹⁶ Dorm-beds take an average of two years to build – from the time the permit is pulled until the project construction is complete. The future dorm-bed pace of 1,288 does not account for potential demolitions.

¹⁷ Institutional Master Plan (IMP) review is required by Article 80 for hospitals, colleges, and universities with more than 150,000 square feet of property. Large project review is a multi-step process which involves input from the public, the Boston Planning Development Agency (BPDA), and other City departments. It examines the impacts of a project on its immediate neighborhood and the city as a whole. “Pipeline” refers to projects that have received zoning approval but are not yet designed or approved under large project review (Institutional Master Plan). Their timeline is uncertain. Please note that the number of planned beds and demolitions are based on estimates and are subject to change.

¹⁸ Previous versions of this table included dorm-beds built since 2011. The count starting point has been moved to 2014 to conform to the Housing Boston 2030 reporting baseline.



Table 10, on the next page, shows undergraduate housing needs and planned construction for each school. Dorm-beds currently in large project review include Suffolk’s 280 dorm-beds in the former Ames Hotel and UMass Boston’s planned 1,000 dorm-beds.

Recent buildings, such as LightView at Northeastern and Residence Hall 1 at the University of Massachusetts Boston, are owned by private developers. Recent projects and proposals from private developers to create independent dormitories reflects the high-level of interest in building specifically for the city’s student population. Neighborhood groups where these new dormitories would be situated, however, have expressed significant concerns about how oversight would work in buildings without direct university oversight. This opposition has led to companies withdrawing from their original development plans.

Private companies can be particularly helpful in developing graduate student housing, and can cater to the diversity of graduate students’ housing needs. Massachusetts Institute of Technology’s Kendall Square Initiative featured more than 80 community meetings and is an example of thoughtful and thoroughly planned graduate student housing.



Table 10: Undergraduate Housing Needs vs. Planned Dorm-Beds (Greater Boston), 2019

Institution	Full-Time Undergraduate Students Living Off-Campus (Not-at-Home)	Dorm-Beds Currently or Soon to Be in Construction	Dorm-Beds in Large Project Review	Dorm-Beds in the Pipeline	Current or Planned Dorm-Bed Demolitions	Unmet Student Housing Need
Bay State College	78	0	0	0	0	78
Benjamin Franklin Institute of Technology	337	0	0	0	0	337
Berklee College of Music	3,188	0	0	450	0	2,738
Boston Architectural College	217	0	0	0	0	217
Boston Baptist College	4	0	0	0	0	4
Boston College	1,345	0	0	550	0	795
Boston University	4,411	0	0	523	0	3,888
Emerson College	183	0	0	0	0	183
Emmanuel College	184	0	0	0	0	184
Fisher College	56	0	0	0	0	56
Harvard University	0	0	0	0	0	0
MassArt	739	0	0	0	0	739
MCPHS	1,672	0	0	0	0	1,672
Massachusetts Institute of Technology	139	0	0	0	0	139
MGH Institute of Health Professions	0	0	0	0	0	0
New England College of Optometry	0	0	0	0	0	0
New England Conservatory of Music	0	0	0	0	0	0
New England Law Boston	0	0	0	0	0	0
Northeastern University	5,555	0	975	0	-800	5,380
SHOWA Institute	0	0	0	0	0	0
Simmons University	524	0	1,100	0	-1,036	460
St. John Seminary	7	0	0	0	0	7
Suffolk University	1,762	0	280	0	0	1,482
Tufts University (Boston Programs)	44	0	0	0	0	44
University of Massachusetts Boston	5,748	0	0	1,000	0	4,748
Urban College of Boston	38	0	0	0	0	38
Wentworth Institute of Technology	626	0	0	208	-208	626
Total	26,857	0	2,355	2,731	-2,044	23,815



CONCLUSION

Student Housing Trends: 2018 to 2019 School Year reports on progress against the goals established by **Housing Boston 2030**, the City of Boston's comprehensive housing policy. Goals for Student Housing are:

1. Creating 18,500 dorm-beds
2. Reducing the number of students living off campus by 50 percent
3. Ensuring that students reside in safe and suitable housing

Based on the current projection of dorm bed development, Boston is lagging on the pace necessary to achieve the dorm bed goal. The City of Boston is continuing to increase efforts to boost dorm-bed commitments from colleges and universities.

Student housing creation must significantly exceed enrollment growth if the number of students in the private housing market is to substantially decrease. Stagnant undergraduate enrollment provides the city with an excellent opportunity to minimize the number of undergraduates living off campus. However, the rapid increase in graduate student enrollment adds complexity to the situation.

Student housing developments will continue to face three significant challenges – neighborhood resistance, land constraints, and financial limitations. Pushback from constituents can lead to developers scrapping their student housing plans in favor of other proposals. Some colleges and universities will seek to build further away from campus, putting pressure on neighborhoods, and hesitancy from institutions to take on more debt will lead to more public-private partnerships.



Due to data quality issues associated with earlier student data reports, it is difficult to calculate the progress that has been made towards reducing the number of students living off-campus by 50 percent. We estimate that the gross off-campus population has decreased between 7 and 10 percent, as the number of students that live on campus has increased by 10 percent since 2013. We are continuing to work with local institutions to improve data collection.

While the quality of data continues to improve, the Walsh Administration will continue to revise its policy priorities to ease the pressure on the private housing market.

The Department of Neighborhood Development (DND) will work collaboratively with the Inspectional Services Division (ISD) to identify students, particularly undergraduates, who are living in unsuitable housing. The data improvements mentioned earlier will play a key role in determining both overcrowded units and units with building and sanitary code violations. DND is cross-referencing the student addresses to identify overcrowding, nuisance, and quality of life issues that can be both harmful to students and impact the lives of non-student residents. DND will share this analysis with the Problem Properties Task Force, which will decide whether properties should be designated as problem properties, which can lead to hefty fines for property owners.



APPENDIX A: DEFINITIONS AND KEY DATA ISSUES

As required by the University Accountability Ordinance, all Boston-based universities and colleges must submit a report to the City each year, providing data about the students enrolled in their school, including information on where students are living. Since 2013, the overall reporting quality has improved. However, this has created complications in analyzing long-term trends. The next few paragraphs give a brief overview of these data issues. When applicable, the footnotes in this report contain specific information about data reconciliations. Please note this report is based only on fall semester data.

Off-Campus Housing:

In 2013, the off-campus numbers were not separated into the sub-categories of students: *off-campus (living-at-home)*, *off-campus (not-at-home)*, and *living in university-managed housing*. These sub-categories were included in data from 2014-2017. There are a small number of institutions that have not made these distinctions in any year.

Off-Campus (Living-at-Home):

This category was called “commuters” in previous reports. It refers to a living arrangement in which a student lives with their parent or legal guardian in a housing facility that is not owned or controlled by the educational institution. For part-timers, non-traditional students, or graduate students, this category represents a place the student lives before beginning their studies. Generally, *living-at-home* occurs when the “local/mailling” and “home/permanent” address in the institutional database are the same.

Off-Campus (Not-at-Home):

In previous reports, this category was called “private-housing.” It refers to a student who does not live with a parent or legal guardian or in a housing facility owned or controlled by their educational institution. Generally, *living-at-home* is when the “local/mailling” and “home/permanent” address in the institutional database are not the same. For graduate students, the address matching methodology is less effective.

Address Data:

While several institutions have improved their collection, addresses are typically reported by students and subject to error.



Geographic Distribution:

Currently, the student housing report does not compare the geographic distribution of students with earlier reports because of data incompatibilities.

Another issue with some University Accountability Reports, particularly in previous reports, is a lack of address standardization, such as including the addresses for students enrolled in online programs or at satellite campuses.



APPENDIX B: ENROLLMENT

Table B1 and B2 provide more information on total enrollment at each college or university by class level. Table B3 provides more information on enrollment by full-time or part-time status.

Table B1: Enrollment Change by School and Class Level, 2013 vs. 2019¹⁹

Institution Name	Undergraduate Enrollment				Graduate Enrollment			
	2013 (Base Year)	2019	Change	Percentage Change	2013 (Base Year)	2019	Change	Percentage Change
Bay State College	1,098	442	(656)	-59.7%	0	0	0	N/A
Benjamin Franklin Institute of Technology	463	529	66	14.3%	0	0	0	N/A
Berklee College of Music	4,402	5,134	732	16.6%	117	254	137	117.09%
Boston Architectural College	407	265	(142)	-34.9%	318	369	51	16.0%
Boston Baptist College	96	65	(31)	-32.3%	0	0	0	N/A
Boston College	9,049	9,370	321	3.5%	4,476	4,801	325	7.3%
Boston Conservatory (Merged with Berklee)	545	0	(545)	N/A	229	0	(229)	N/A
Boston University	16,871	17,254	383	2.27%	10,637	12,169	1,532	14.4%
Emerson College	3,720	3,888	168	4.5%	803	1,046	243	30.3%
Emmanuel College	2,059	2,017	(42)	-2.0%	261	102	(159)	-60.9%
Fisher College	978	774	(204)	-20.9%	0	77	77	N/A
Harvard University	0	0	0	N/A	3,830	4,101	271	7.1%
MassArt	1,776	1,780	4	0.2%	134	128	(6)	-4.5%
MCPHS	3,499	2,738	(761)	-21.7%	970	1,585	615	63.4%
Massachusetts Institute of Technology	4,528	4,531	3	0.1%	6,773	6,856	83	1.2%

¹⁹ Total enrollment figures include both full-time and part-time students. Schools with an asterisk represent schools that have closed after undergoing mergers, see footnote 8.



Table B1: Enrollment Change by School and Class Level, 2013 vs. 2019 (Continued)

Institution Name	Undergraduate Enrollment				Graduate Enrollment			
	2013 (Base Year)	2019	Change	Percentage Change	2013 (Base Year)	2019	Change	Percentage Change
MGH Institute of Health Professions	307	509	202	65.8%	995	1,100	105	10.6%
New England College of Optometry	0	0	0	N/A	502	540	38	7.6%
New England Conservatory of Music	430	497	67	15.6%	382	346	(36)	-9.4%
New England Law Boston	0	0	0	N/A	964	696	(268)	-27.8%
Northeastern University	17,924	18,990	1,066	5.9%	8,513	13,808	5,295	62.2%
School of Museum of Fine Arts (Merged with Tufts)	484	0	(484)	N/A	167	0	(167)	N/A
SHOWA Institute	263	236	(27)	-10.3%	0	0	0	N/A
Simmons University	1,732	1,779	47	2.7%	2,240	1,581	(659)	-29.4%
St. John Seminary	43	24	(19)	-44.2%	149	66	(83)	-55.7%
Suffolk University	5,593	4,909	(684)	-12.2%	2,844	1,916	(928)	-32.6%
Tufts University (Boston Programs)	0	307	307	N/A	2,632	2,906	274	10.4%
University of Massachusetts Boston	11,533	12,064	531	4.6%	3,014	2,479	(535)	-17.8%
Urban College Boston	767	750	(17)	-2.2%	0	0	0	N/A
Wentworth Institute of Technology	3,708	4,191	483	13.0%	244	144	(100)	-41.0%
Wheelock College (Merged with Boston University)	859	0	(859)	n/a	464	0	(464)	N/A
Total Enrollment	93,134	93,043	-91	-0.10%	51,658	57,070	5,412	10.5%



Table B2: Enrollment Change by School and Class Level, 2018 vs. 2019²⁰

Institution Name	Undergraduate Enrollment				Graduate Enrollment			
	2018	2019	Change	Percentage Change	2018	2019	Change	Percentage Change
Bay State College	567	442	(125)	-22.0%	0	0	0	N/A
Benjamin Franklin Institute of Technology	554	529	(25)	-4.5%	0	0	0	N/A
Berklee College of Music	5,130	5,134	4	0.1%	272	254	-18	-6.62%
Boston Architectural College	270	265	(5)	-1.9%	320	369	49	15.3%
Boston Baptist College	76	65	(11)	-14.5%	0	0	0	N/A
Boston College	9,377	9,370	(7)	-0.1%	4,730	4,801	71	1.5%
Boston Conservatory (Merged with Berklee)	0	0	0	N/A	0	0	0	N/A
Boston University	17,630	17,254	-376	2.13%	12,488	12,169	-319	-2.55%
Emerson College	3,843	3,888	45	1.2%	717	1,046	329	45.9%
Emmanuel College	1,990	2,017	27	1.4%	112	102	(10)	-8.9%
Fisher College	854	774	(80)	-9.4%	35	77	42	120.0%
Harvard University	0	0	0	N/A	3,970	4,101	131	3.3%
MassArt	1,748	1,780	32	1.8%	124	128	4	3.2%
MCPHS	2,820	2,738	(82)	-2.9%	1,628	1,585	(43)	-2.6%
Massachusetts Institute of Technology	4,610	4,531	(79)	-1.7%	6,948	6,856	(92)	-1.3%
MGH Institute of Health Professions	563	509	(54)	-9.6%	1,052	1,100	48	4.6%
New England College of Optometry	0	0	0	N/A	521	540	19	3.6%
New England Conservatory of Music	468	497	29	6.2%	370	346	(24)	-6.5%
New England Law Boston	0	0	0	N/A	542	696	154	28.4%
Northeastern University	18,867	18,990	123	0.7%	12,799	13,808	1,009	7.9%
School of Museum of Fine Arts (Merged with Tufts)	0	0	0	N/A	0	0	0	N/A

20 Ibid



Table B2: Enrollment Change by School and Class Level, 2018 vs. 2019 (Continued)

Institution Name	Undergraduate Enrollment				Graduate Enrollment			
	2018	2019	Change	Percentage Change	2018	2019	Change	Percentage Change
SHOWA Institute	252	236	(16)	-6.3%	0	0	0	N/A
Simmons University	1,837	1,779	(58)	-3.2%	1,603	1,581	(22)	-1.4%
St. John Seminary	26	24	(2)	-7.7%	122	66	(56)	-45.9%
Suffolk University	5,162	4,909	(253)	-4.9%	1,808	1,916	108	6.0%
Tufts University (Boston Programs)	242	307	65	N/A	2,906	2,906	0	N/A
University of Massachusetts Boston	12,466	12,064	(402)	-3.2%	2,726	2,479	(247)	-9.1%
Urban College Boston	874	750	(124)	-14.2%	0	0	0	N/A
Wentworth Institute of Technology	4,222	4,191	(31)	-0.7%	174	144	(30)	-17.2%
Wheelock College (Merged with Boston University)	0	0	0	N/A	0	0	0	N/A
Total Enrollment	94,448	93,043	-1,405	-1.49%	55,967	57,070	1,103	1.97%



Table B3: Enrollment by Degree Level and Enrollment Status, 2019²¹

Fall 2019	Undergraduate Enrollment			Graduate Enrollment		
Institution Name	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
Bay State College	348	94	442	0	0	0
Benjamin Franklin Institute of Technology	499	30	529	0	0	0
Berklee College of Music	4,515	619	5,134	251	3	254
Boston Architectural College	259	6	265	366	3	369
Boston Baptist College	34	31	65	0	0	0
Boston College	9,370	0	9,370	3,395	1,406	4,801
Boston Conservatory (Merged with Berklee)	0	0	0	0	0	0
Boston University	17,127	127	17,254	10,146	2,023	12,169
Emerson College	3,843	45	3,888	812	234	1,046
Emmanuel College	1,985	32	2,017	0	102	102
Fisher College	648	126	774	35	42	77
Harvard University	0	0	0	3,735	366	4,101
MassArt	1,734	46	1,780	85	43	128
MCPHS	2,608	130	2,738	1,555	30	1,585
Massachusetts Institute of Technology	4,502	29	4,531	6,723	133	6,856
MGH Institute of Health Professions	179	330	509	789	311	1,100
New England College of Optometry	0	0	0	540	0	540
New England Conservatory of Music	464	33	497	323	23	346
New England Law Boston	0	0	0	505	191	696
Northeastern University	18,792	198	18,990	12,756	1,052	13,808
School of Museum of Fine Arts (Merged with Tufts)	0	0	0	0	0	0
SHOWA Institute	236	0	236	0	0	0
Simmons University	1,612	167	1,779	807	774	1,581
St. John Seminary	23	1	24	65	1	66
Suffolk University	4,713	196	4,909	1,251	665	1,916
Tufts University (Boston Programs)	295	12	307	2,808	98	2,906
University of Massachusetts Boston	9,918	2,146	12,064	1,171	1,308	2,479
Urban College Boston	41	709	750	0	0	0
Wentworth Institute of Technology	3,892	299	4,191	66	78	144
Wheelock College (Merged with Boston University)	0	0	0	0	0	0
Total Enrollment	87,637	5,406	93,043	48,184	8,886	57,070

21 Ibid



Chart B1: Top Ten Schools by Total Enrollment Increases and Declines, 2013-2019

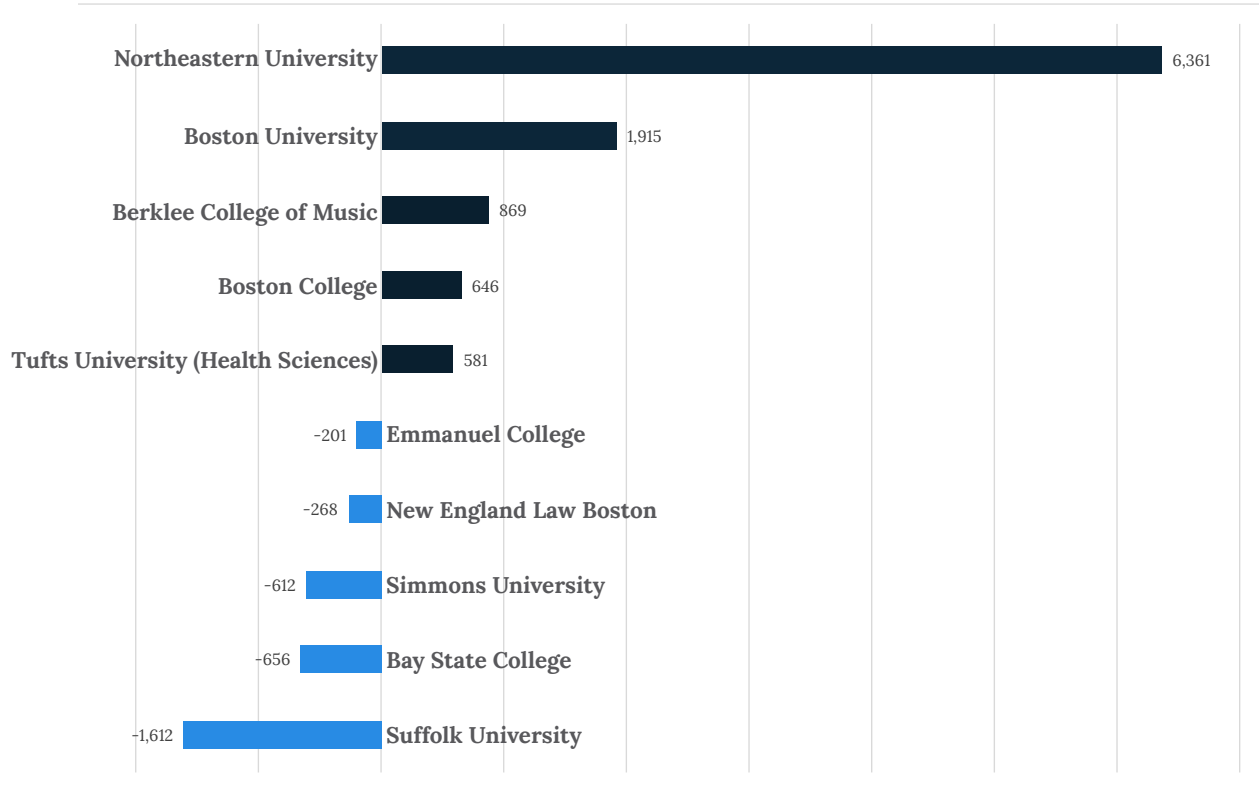
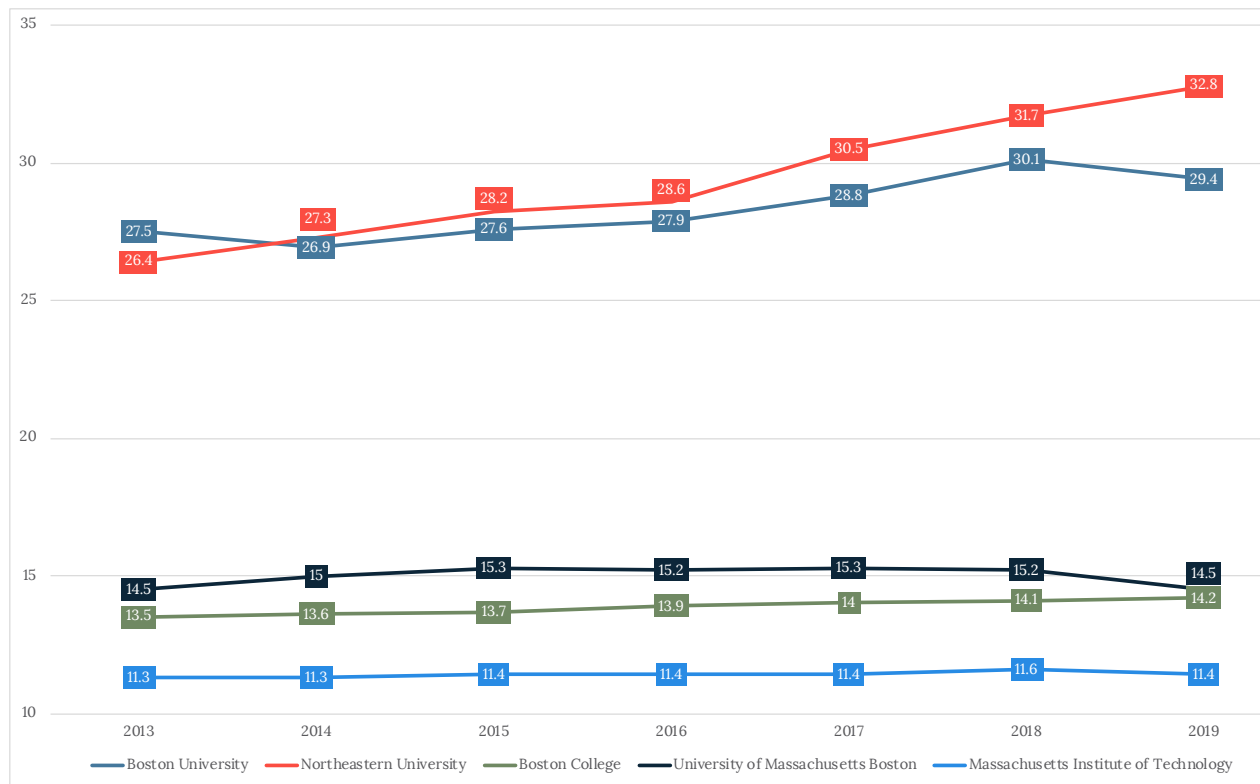


Chart B2: Total Enrollment For Schools With at Least 10,000 Students (In Thousands)



APPENDIX C: STUDENTS OFF-CAMPUS (NOT-AT-HOME) IN BOSTON, 2019

Chart C1: Top 10 Schools by Undergraduate Students In Private Housing

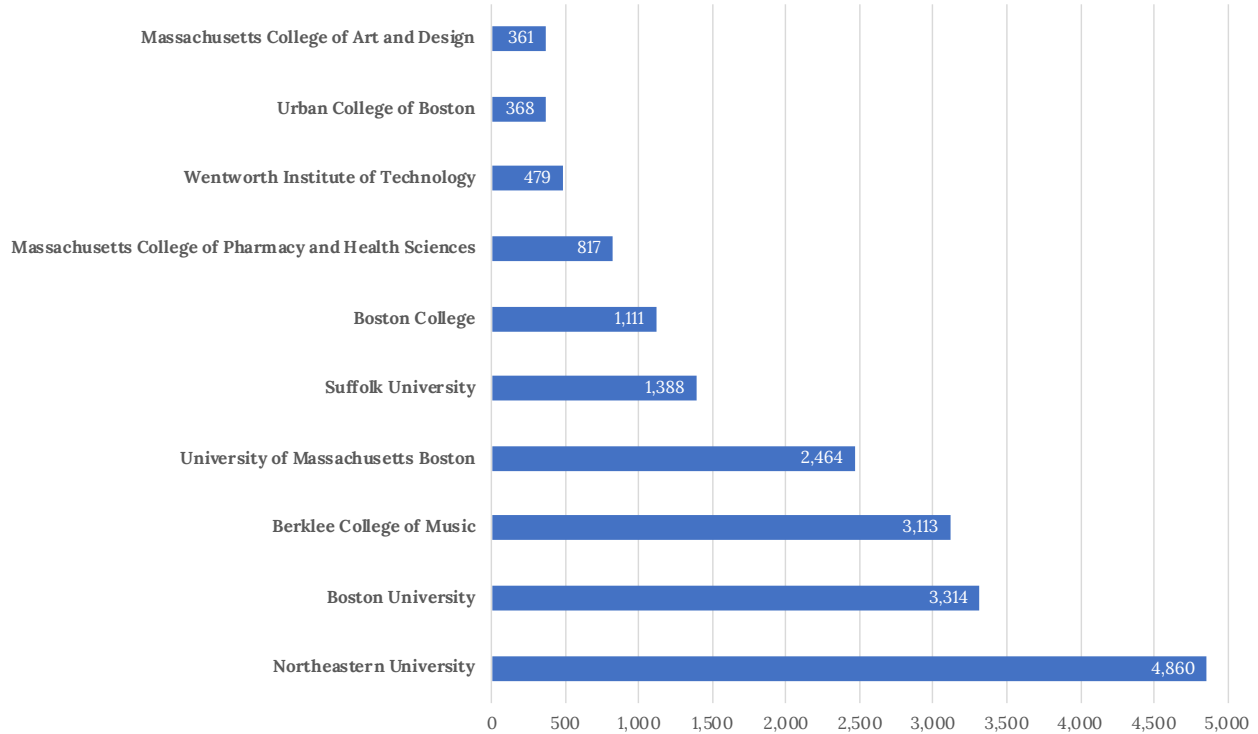
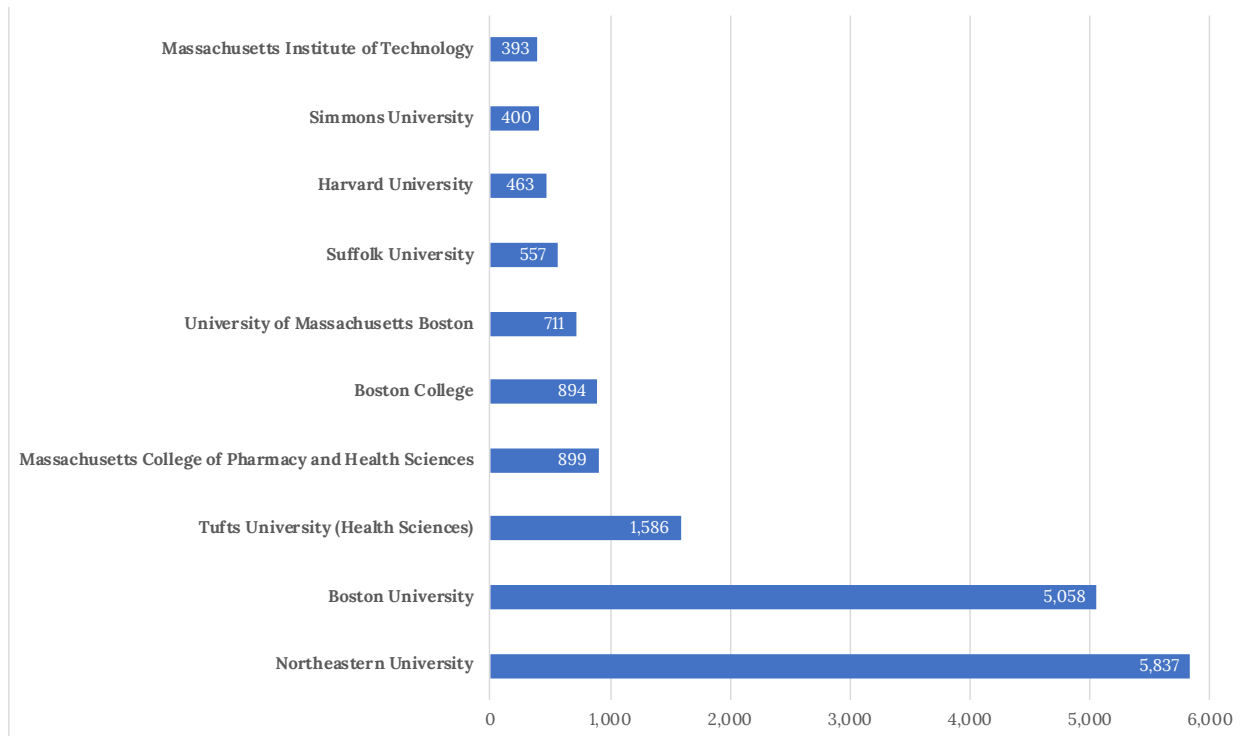
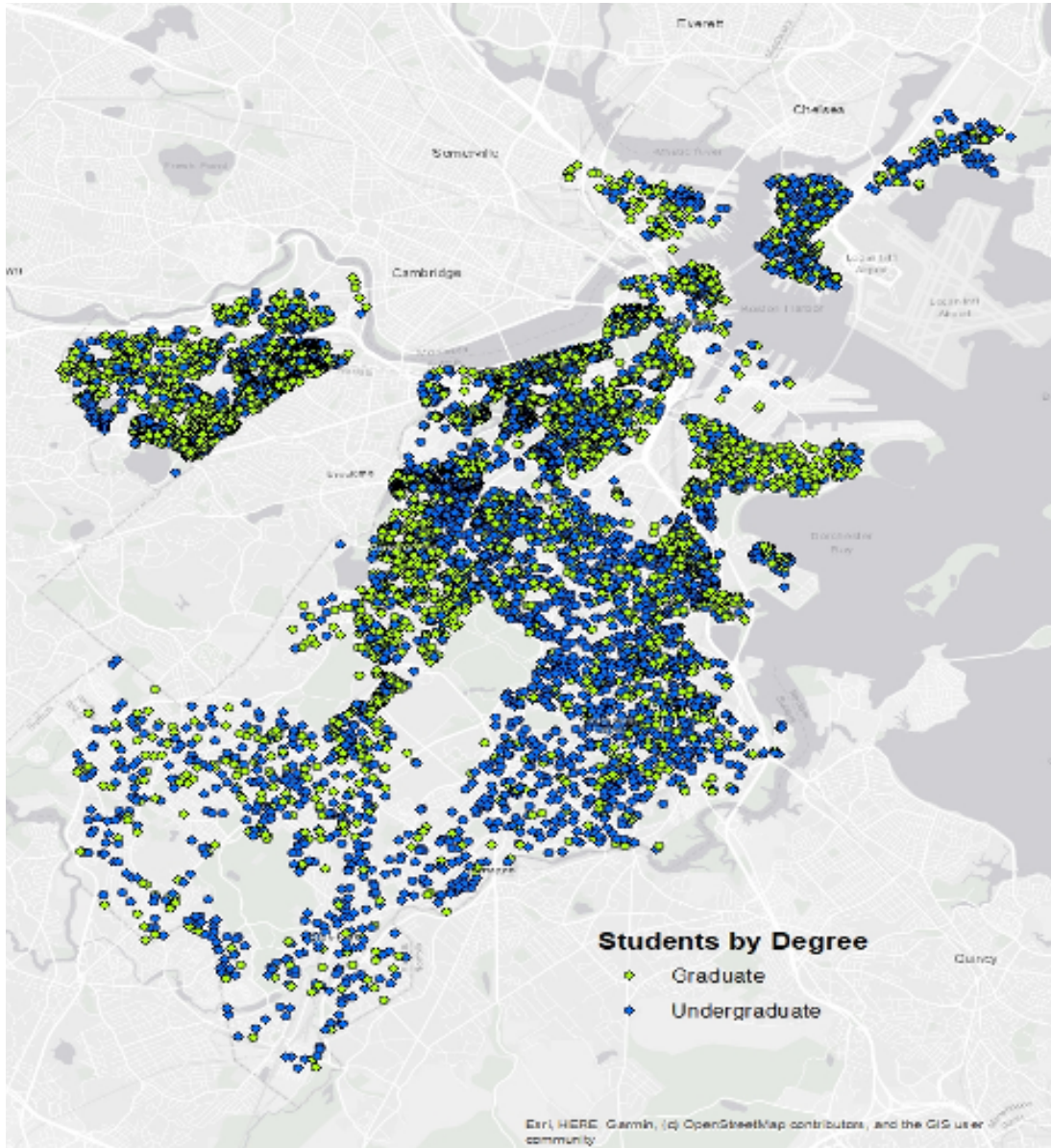


Chart C2: Top 10 Schools by Graduate Students In Private Housing

APPENDIX D: STUDENT DISTRIBUTION MAPS AND TABLES²²

Map D1: Map of Off-Campus (Not-at-Home) Student Distribution



²² Based on geocoded off-campus addresses obtained from Fall 2019 University Accountability Reports. Neighborhood boundaries are based on DND and BPDA geographies and may not necessarily align with neighborhood boundaries from other sources. Student locations are primarily for off-campus students' not-at-home, but about 1percent of the addresses are estimated to be students' living-at-home. Six students were not identified as undergraduate or graduate and are not accounted for in the maps and tables of this report.



Map D2: City of Boston Off-Campus Student Hotspots

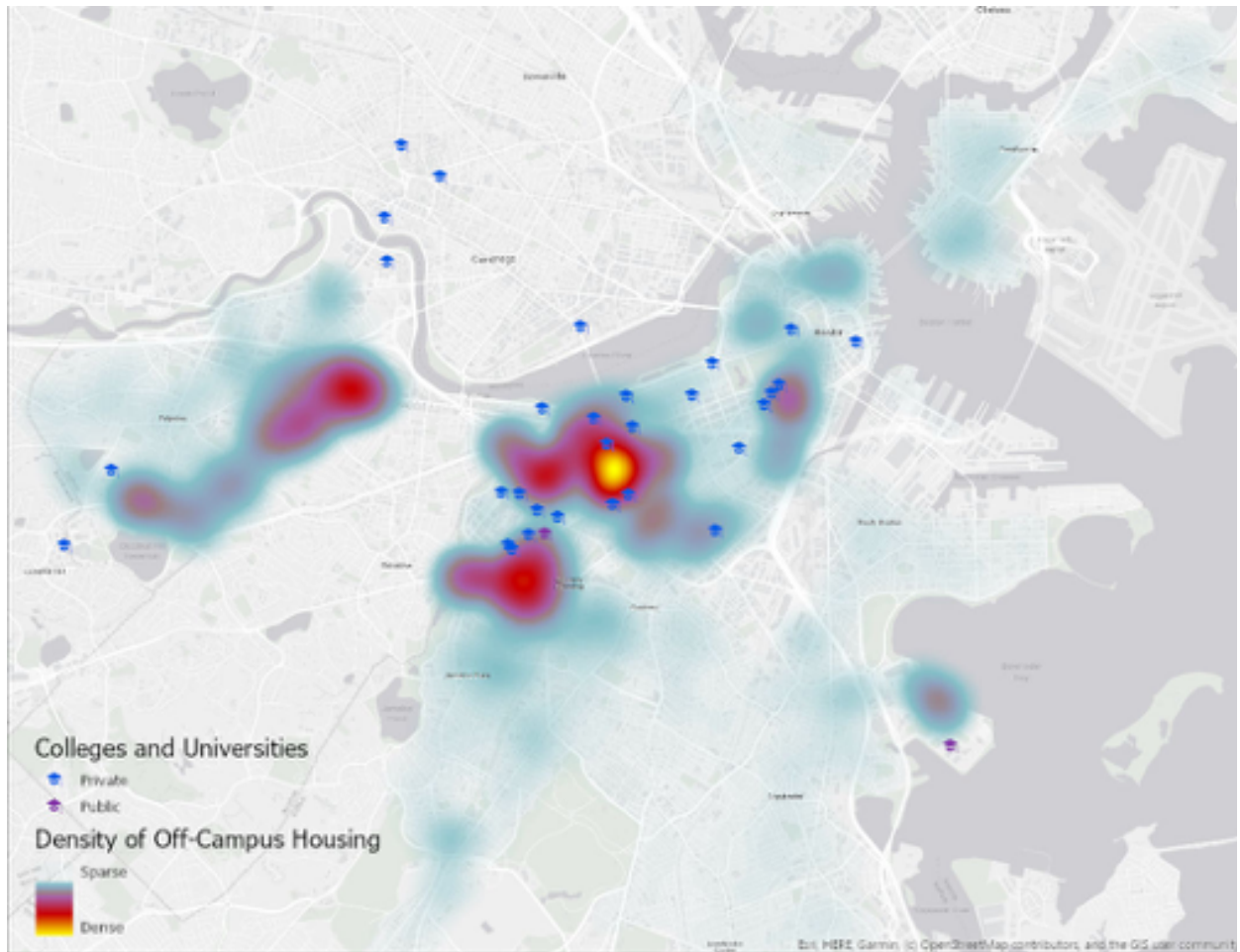


Table D1: Off-Campus (Not-at-Home) Students by the Department of Neighborhood Development (DND) Districts²³

Neighborhood	Undergraduate Students	Graduate Students	Total	Percentage of Grand Total
Allston/Brighton	4,361	4,750	9,111	25.5%
Back Bay/Beacon Hill	979	744	1,723	4.8%
Central	1,002	1,173	2,175	6.1%
Charlestown	60	105	165	0.5%
Dorchester	1,457	736	2,193	6.1%
East Boston	665	309	974	2.7%
Fenway/Kenmore	4,942	3,414	8,356	23.4%
Hyde Park	188	53	241	0.7%
Jamaica Plain	3,153	2,353	5,506	15.4%
Mattapan	195	40	235	0.7%
Roslindale	215	219	434	1.2%
Roxbury	901	637	1,538	4.3%
South Boston	168	345	513	1.4%
South End	975	1,422	2,397	6.7%
West Roxbury	137	74	211	0.6%
Total	19,398	16,374	35,772	100.0%

²³ DND Districts are boundaries originally created to facilitate the comparison of U.S. Census Bureau's demographic and economic data. These boundaries are outdated, but still used by DND to allow compatibility with other data sets and historical data. For student data by more contemporary neighborhood outlines, see table D2.



Table D2: Off-Campus (Not-at-Home) Students by Boston Planning and Development Agency (BPDA) Neighborhoods²⁴

Neighborhood	Undergraduate Students	Graduate Students	Total	Percentage of Grand Total
Allston	2,685	2,634	5,319	14.9%
Back Bay	1,000	626	1,626	4.5%
Bay Village	43	33	76	0.2%
Beacon Hill	140	233	373	1.0%
Brighton	1,676	2,116	3,792	10.6%
Charlestown	60	105	165	0.5%
Chinatown	249	432	681	1.9%
Dorchester	1,620	775	2,395	6.7%
Downtown	464	429	893	2.5%
East Boston	665	309	974	2.7%
Fenway	4,434	2,839	7,273	20.3%
Hyde Park	176	48	224	0.6%
Jamaica Plain	513	984	1,497	4.2%
Leather District	9	12	21	0.1%
Longwood Medical Area	115	112	227	0.6%
Mattapan	130	34	164	0.5%
Mission Hill	3,016	1,972	4,988	13.9%
North End	227	187	414	1.2%
Roslindale	173	121	294	0.8%
Roxbury	1,327	938	2,265	6.3%
South Boston	146	312	458	1.3%
South Boston Waterfront	23	33	56	0.2%
South End	349	923	1,272	3.6%
West End	21	93	114	0.3%
West Roxbury	137	74	211	0.6%
Total	19,398	16,374	35,772	100.0%

²⁴ BPDA's neighborhood boundaries are a combination of zoning boundaries, zip code boundaries, and 2010 Census tract boundaries. These boundaries are used in the broad sense for visualization purposes for zoning and planning studies. However, these boundaries are not official boundaries for the City of Boston. The BPDA is not responsible for any districts or boundaries within the City of Boston except for the districts or boundaries used for zoning and planning studies.

